

State of Hawaii
DEPARTMENT OF LAND AND NATURAL RESOURCES
Division of State Parks
Honolulu, Hawaii

September 22, 2006

Board of Land and Natural Resources
State of Hawaii
Honolulu, Hawaii

Subject: Request for Approval for Issuance of a Revocable Permit and Non-Exclusive Lease of State Park Lands at Makiki Valley State Recreation Area, Makiki, Oahu to Halau Ku Mana Public Charter School for educational uses.

The Department received a request from Halau Ku Mana Public Charter School (HKM) to lease portions of Makiki Valley State Recreation Area to provide for the non-exclusive use of the recreation area for the purpose of their educational mission and for the delivery of educational programs to the community.

Makiki Valley SRA (MVSRA) encompasses approximately 10 acres along the west side of Makiki Stream between the Division of Forestry and Wildlife base yard and the Board of Water Supply Pump Station at Barker Park. Much of the recreation area was in taro cultivation during the pre-contact and early contact period (circa A.D. 1300-1800) and the remnants of the steeped terraces and 'auwai are still evident.

Designated a forest reserve in 1904, most of Makiki Valley was replaced with forests of introduced tress, such as Norfolk pine and eucalyptus. More recently DOFAW grassed the lo'i terraces, planted trees and installed picnic tables. Today the terraces are covered by grass lawn with planted trees and picnic tables scattered throughout the area. DOFAW transferred jurisdiction of lower Makiki Valley to State Parks in 1998.

The Hawaii Nature Center (HNC) leases land within MVSRA and their facility is in the upper portion of the recreation area. Their leased area is along the westside of the access road that runs through the recreation area to the DOFAW base yard. HKM has received support from the Nature Center to access some of the HNC property that is currently leased from the State of Hawaii, Division of State Parks including use of their new classroom building, outdoor lanai, and surrounding picnic and trailer areas of HNC's new Harry & Jeanette Weinberg Makiki Field Site.

As a condition of HNC's lease, HNC and HKM are requesting Board consent for access and limited non-exclusive use of the park space currently being leased by the Hawaii Nature Center. HNC and HKM are already in agreement for collaborative use of HNC space and are planning collaborative programming for the coming school year.

ITEM E-1

HNC strongly supports HKM's request and recognizes a mutual benefit to HKM's presence in the Valley and on their lease lands. A letter of support from HNC is attached to this submittal.

Additionally, Maunalaha resident Joslyn Mahealani Ka'a'awa and Ohana hold a curatorship with the Division of State Parks for a portion of the SRA. The Curatorship agreement, which was approved by the Board at its July 30, 2004 meeting, covers the portion of the recreation area between the access road and Makiki Stream from the Hawaii Nature Center facility to the gate at Makiki Heights Drive.

The group's management of the area includes maintenance of the terraces, removal of selected vegetation accompanied by the planting of native plants and interpretation of the former lo'i kalo through signs and education brochures.

Attached to this submittal is a letter from Jocelyn Mahealani Ka'a'awa supporting HKM's presence in MVSRA. Ms. Ka'a'awa's letter also shows her blessing for HKM to conduct hula classes and other activities on the property under her curatorship.

All activities of both HNC and the curatorship will continue and public use will not be significantly limited by HKM's activities.

The Maunalaha and Papakolea communities have also been strong supporters of HKM since the school's inception. HKM and the Maunalaha Valley Community Association (MVCA) continue to collaborate and enjoy a very strong relationship. MVCA has submitted a letter of support for HKM's presence in the proposed MVSRA areas, which is attached.

Both entities are supportive of a lease to HKM and both believe that the school's activities will complement the work already done at MVSRA by the two other organizations.

HKM is a Public Charter School, which was started in August 2000. The students of HKM range in age from 11-18 and there are currently approximately 100 students enrolled in the school.

Many of the students are native Hawaiian and live in the communities of Maunalaha and Papakolea. The school's foundation is based on Hawaiian Language, culture and values. The school currently occupies the old Paradise Park facility in Manoa Valley however their lease has not been renewed and HKM must vacate its current premises by December, 2006.

HKM seeks a long-term lease of this parcel of land so that it may continue to serve its students within reasonable driving distance from their host communities of Maunalaha and Papakolea. MVSRA is positioned perfectly between these two communities and affords HKM the ideal location to continue its environment-based curriculum and stewardship projects while being in close proximity to the HNC with whom it will partner to extend the reach of their curriculum. HKM intends to bring its philosophy of environmental stewardship, culture-based learning, and malama 'aina focus to the surrounding communities and beyond through collaboration with the HNC.

HKM understands and recognizes the importance of maintaining the MVSRA as a State Park facility that has been created for the enjoyment of the public. HKM believes that through a lease of this area, and in partnership with the varied programs currently offered to the community in this recreation area, that they will be able to improve MVSRA for the benefit of the community at large.

HKM's educational programs would not significantly impact public use of MVSRA as their classes take place mainly during the traditional school week between the hours of 7 a.m. to 3 p.m. Use of MVSRA during the week is low and HKM recognizes and respects the need to ensure that their programs will not impede the public's use of MVSRA. Furthermore, HKM will help to maintain and provide supervision over nearly 5 acres of the MVSRA that currently has limited daily presence by DLNR staff.

This is an opportunity for HKM to become a part of the next phase of the implementation of the Makiki-Tantlas State Park Master Plan, which was developed by the DLNR, Division of State Parks and the surrounding communities. In 1996, Master Plan and accompanying Environmental Impact Statement (EIS) were approved.

The Master Plan and EIS state that, "The objective of proposed park improvements is to facilitate public picnicking, sightseeing, hiking, and meetings; accommodate interpretive and educational programs; and provide adequate facilities for Hawaii Nature Center." (4.1)

"Beneficial impacts include passive recreational and educational use of proposed parks." (1.1)

MVSRA is within the Conservation District. Thus, any proposed uses must be consistent with the Master Plan and EIS. Structures and uses proposed by HKM are outlined in the approved Master Plan and EIS. Specifically the Master Plan, allows for the future development of rain shelters and restroom facilities within the areas of the recreation areas under the proposed lease.

The Master Plan and EIS also allow for the use of temporary facilities. Thus, consistent with the Master Plan and EIS, HKM is seeking initial Board approval for the location of temporary facilities on the proposed lease area while necessary approvals and funding were sought for more permanent structures in future years.

HKM proposes to use an existing trailer on site and others at the same site. The area has been cleared and is able to meet the specifics of such a temporary facility. A concrete slab is already in place, as are the electrical hookups to support temporary facilities.

In the interim, HKM will explore the development of composting facilities, solar-powered structures, and eco-friendly infrastructure for the area.

HKM would provide for public use of any picnicking and restroom facilities constructed on site, and would work closely with the Division of State Parks in this planning process.

Any uses will require Site Plan approval by the Office of Conservation and Coastal Lands and HKM will be responsible for obtaining any necessary approvals and permits prior to any development work being undertaken.

HKM recognizes the need to maintain the public parking spaces within MVSRA for use by the public, and intends to minimize the impact on the area by parking most of its vehicles away from the leased area and utilizing shuttles to and from campus each day. HKM will approach and negotiate with two churches in the vicinity to house staff vehicles during the day.

It is HKM's desire to secure a long-term lease with the State of Hawaii to provide a sense of place for its students, the majority of whom reside in nearby communities. This lease will not only provide a home for their students, but will create a benefit for the State of Hawaii in the further development of a public/private partnership in the Stewardship of the MVSRA.

Furthermore, by allowing students from the community to experience the cultural and natural resources of Makiki Valley, they will become stewards of this area and help make it a safer and more inviting resource for the enjoyment of the community as a whole.

The Board is authorized to enter into lease agreements at a nominal consideration, by direct negotiations, with non-profit organizations under Chapter 171-43.1, Hawaii Revised Statutes. HKM is a 501(c)3 entity.

DLNR believes it is appropriate to have HKM's lease run in concurrence with HNC's current lease, which expires on August 31, 2022. Additionally, in order to allow this process to get underway, staff is recommending immediate issuance of a revocable permit for the interim period while the lease is being processed.

RECOMMENDATIONS:

- 1) That the Board finds that the proposed actions and use of Makiki Valley State Recreation Area by Halau Ku Mana is consistent with the Makiki-Tantalus State Park Master Plan and accompanying Environmental Impact Statement and Conservation District Use Permit.
- 2) That the Board approve, with the consent of the Hawaii Nature Center, Hale Ku Mana's use of lands currently under Hawaii Nature Center's lease with the State.
- 3) That the Board approve immediate issuance of a revocable permit to Hale Ku Mana for portions of Makiki Valley State Recreation Area for the interim period while the lease is being processed.
- 4) That the board approve a non-exclusive lease concurrent with the Hawaii Nature Center lease to Halau Ku Mana Public Charter School for portions of the Makiki Valley State Recreation Area, Makiki, Oahu with a lease rent of \$132.00 annually.

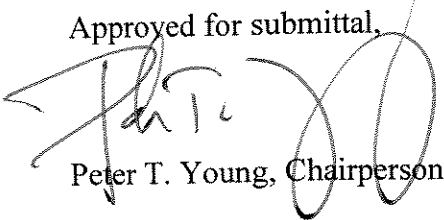
- 5) That the lease be subject to standard terms and conditions and any special conditions deemed appropriate by the Chairperson.
- 6) That the lease be subject to the review and approval by the Attorney General.

Respectfully submitted,

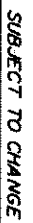


Daniel S. Quinn
State Parks Administrator

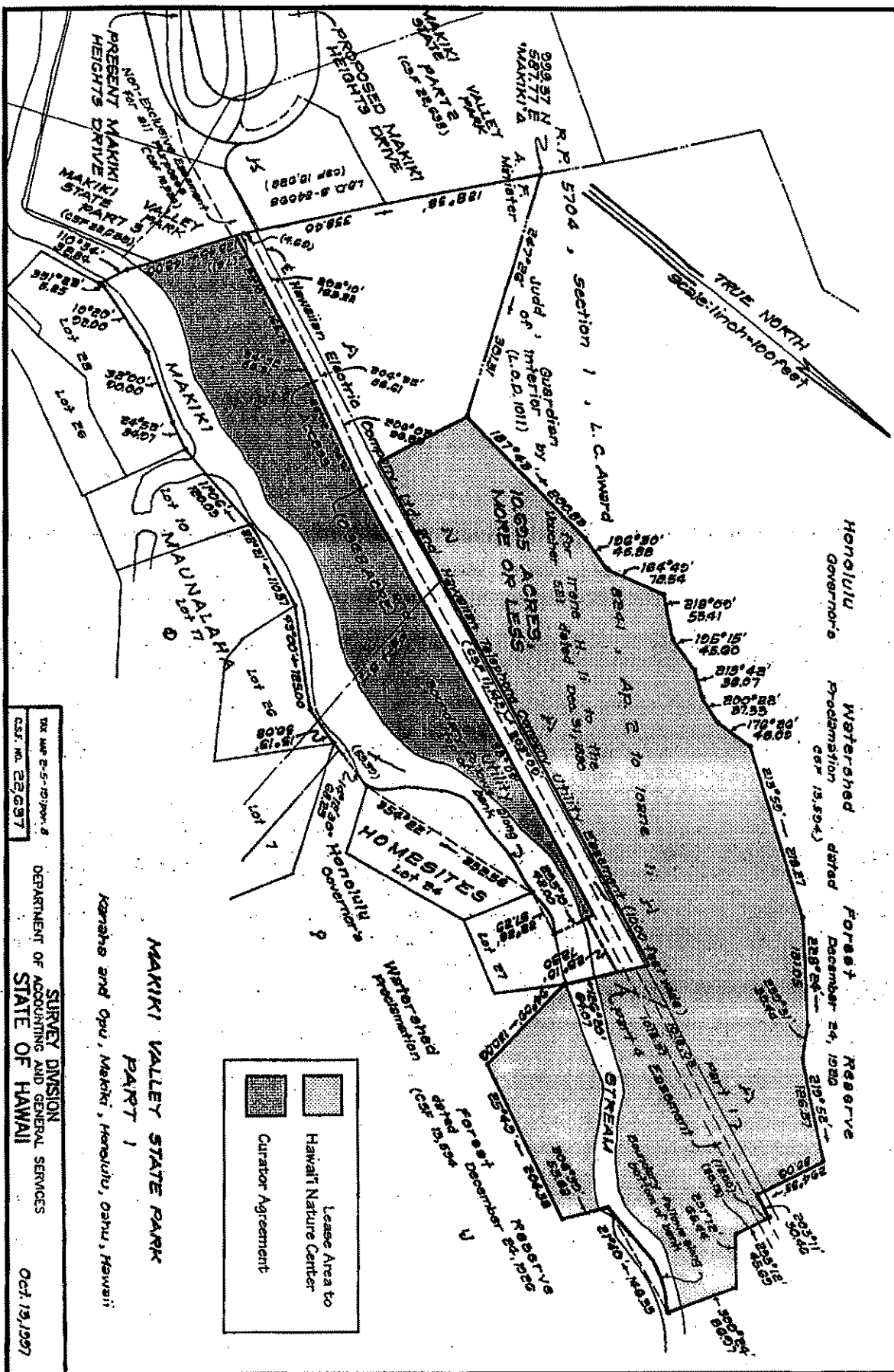
Approved for submittal,



Peter T. Young, Chairperson



TAXATION MAPS BUREAU			
TERRITORY OF HAWAII			
TAX MAP			
FIRST DIVISION			
ZONE	SEC.	PLAT	
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CONTAINING PARCELS			
SCALE: 1in=100ft.			



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August 31, 2006

Mr. Peter Young, Chairperson
Hawaii State Department of Land and Natural Resources
Kalanimoku Building
1151 Punchbowl Street
Honolulu, HI 96813

Aloha Chairman Young and the Board of Land and Natural Resources,

Halau Ku Mana Public Charter School (HKM) requests that the Hawaii State Board of Land & Natural Resource grant HKM a thirty (30) year lease for the 'aina located in the Makiki Forest Recreation Area State Park in Makiki Valley on the island of O'ahu, beginning on the Diamondhead side of the access road, beginning at the south edge of the HNC leased property and extending along Makiki stream to the north border of Baker Park on Makiki Heights Drive. We request that this lease provide for the non-exclusive use of this land for the purpose of our educational mission and delivery of educational programs to the community. (HKM is specifically seeking portions of TMK#2-5-10:part 3 as notated on the attached map). Additionally, HKM requests DLNR Board approval for access and limited non-exclusive use of the park space currently being leased by the Hawaii Nature Center as outlined in the Memorandum of Understanding between HKM and HNC.

HKM must vacate its current premises by December. HKM seeks a long-term lease of this parcel of land so that it may continue to serve its students within reasonable driving distance from their host communities of Maunaloa and Papakolea. The Makiki property is positioned perfectly between these two communities and affords HKM the ideal location to continue its environment-based curriculum and stewardship projects while being in close proximity to the HNC with whom it will partner to extend the reach of their curriculum. HKM intends to bring its philosophy of environmental stewardship, culture-based learning, and malama 'aina focus to the surrounding communities and beyond through collaboration with the HNC.

HKM understands and recognizes the importance of maintaining the Makiki Forest Recreation area as a State Park Facility that has been created for the general enjoyment of the public. It is our hope that through our lease of this area, and in partnership with the varied programs currently offered to the community in this Recreation Area, that we will be able to improve the park for the benefit of the community at large. HKM's educational programs would not impact public use of the park lands in general as our classes take place mainly during traditional school days from 7am to 3pm. These days and times are generally low use times for the park area, and we recognize and respect the need to ensure our programs will not impede the public's use of State Park land. Furthermore, we see our presence as adding great value to the Park system in that we will help to maintain and provide supervision over nearly 5 acres of the State Park that currently has little or no daily presence by DLNR staff.

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HKM views an opportunity to become a part of the next phase of the implementation of the Makiki-Tantlas Recreation Area Master plan as a positive step toward the future for our community. In 1995, the community approved this plan, which allowed for the future development of rain shelters and restroom facilities in the area of the park we are requesting a general lease for. It is HKM's intention to work the Hawaii Nature Center and DLNR in the implementation of this phase of the master plan over the term of our proposed lease. In the interim, we would propose to use composting facilities, solar-powered structures, and eco-friendly infrastructure for the area.

HKM would also provide for reasonable public use of the temporary picnicking and restroom facilities constructed on site, and we would work closely with the Division of State Parks in obtaining the necessary approvals prior to any development work being undertaken. It is important to note that structures are already outlined and approved for in the EIS completed as part of the Makiki-Tantlas Forest Recreation Area Master Plan, and that HKM's proposal of the use of temporary facilities in the interim provide for a less invasive approach than the development allowed under the plan. HKM would seek initial DLNR approval for the location of temporary facilities on the proposed lease area while necessary approvals and funding were sought for more permanent structures in future years. A concrete slab is already in place on the site to facilitate the location of the temporary modular structures, as are the electrical hookups.

HKM also has received support from the Nature Center to access some of the HNC property that is currently leased from the State of Hawai'i, including use of the 1,200ft classroom space, outdoor lanai, and surrounding picnic and trailer areas of HNC's new Harry & Jeanette Weinberg Makiki Field Site. HNC and HKM are already in agreement for collaborative use of HNC space and are planning collaborative programming for the coming school year.

The Maunalaha and Papakolea communities have been strong supporters of HKM since it's the school's inception in August 2000 and serve as its host communities. HKM and the Maunalaha Valley Community Association (MVCA) have collaborated since the beginning and continue to enjoy a very strong relationship. Attached are letters from MVCA and Jocelyn Mahealani Ka'a'awa (who has curatorship over a parcel adjacent to HNC) supporting HKM's presence in the proposed area. Ms. Ka'a'awa's letter also shows her blessing for HKM to conduct hula classes and other activities on the property under her curatorship.


HKM recognized the need to maintain the public parking spaces in the park area for use by the public users of the park, and intends to minimize the impact on the area by parking most of its vehicles away from the leased area and utilizing shuttles to and from campus each day. HKM will approach and negotiate with two churches in the vicinity to house staff vehicles during the day.

It is HKM's desire to secure a long term lease with the State of Hawaii to provide a sense of place for our students, the majority of whom reside in or near our host communities. This lease will not only provide a home for our students, but will create a benefit for the

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State of Hawaii in the further development of the public/private partnership in the Stewardship of the Makiki Forest Recreation Area. Furthermore, by allowing students from the community to take "ownership" for this part of the park, we will be creating stewards of this area to help make this a safer and more inviting resource for the enjoyment of our community as a whole. Please feel free to contact me at your earliest convenience so that we may begin working with our community partners for the betterment of Hawaii's keiki o ka 'aina.

Me ka mahalo maoli i'o no,


Keola Nakanishi
Head of School



2131 Makiki Heights Drive
Honolulu, HI 96822
Phone: 808.955.0100
Fax: 808.955.0116

August 31, 2006

Mr. Peter Young, Chairperson
Hawaii State Department of Land and Natural Resources
Kalanimoku Building
1151 Punchbowl Street
Honolulu, HI 96813

Aloha Mr. Young:

The Hawaii Nature Center strongly supports Halau Ku Mana Public Charter School's (HKM) application to the Hawaii State Board of Land and Natural Resources requesting a thirty (30) year lease over the 'aina located in the Makiki Forest Recreation Area State Park in Makiki Valley on the island of O'ahu, beginning on the Diamondhead side of the access road, beginning at the south edge of the HNC leased property and extending along Makiki stream to the north border of Baker Park on Makiki Heights Drive.

Furthermore, the Nature Center encourages the DLNR Board to permit HKM limited access and use of the State Park area currently being leased by the Hawaii Nature Center. The Hawaii Nature Center (HNC) recognizes and acknowledges a mutual benefit to HKM's presence in the valley and looks forward to exploring and negotiating favorable conditions and terms outlining shared use of our improved space and facilities which eventually will be clarified via a memorandum of understanding between HKM and HNC.

In the meantime, the Hawaii Nature Center encourages the DLNR Board to support HKM's application and request by granting their request for both access and a long term lease to the Makiki Forest Recreation Area State Park on O'ahu. Please feel free to contact me if you have any questions or if I may be of further assistance.

Sincerely,

A handwritten signature in black ink, appearing to read "Ramsay Taum".

Ramsay Taum
Director Oahu Operations

cc: Gregory Dunn
Keola Nakanishi

Joslyn Mahealani Kaawa
Makiki Lo'i Curator
2401 Maunalaha Road
Honolulu, Hawaii 96822

Aloha mai,

This letter is in support of Halau Ku Mana having their new home in Makiki Valley. The stewardship of this Historic site is shared by Hawaii State Parks, Land Division, Forestry Wildlife and Trails, Hawaii Nature Center, Makiki Lo'i Curatorship, and Maunalaha Community. I welcome Halau Ku Mana to be part of this community.

Well before their birth, Halau Ku Mana has captured the heart of this aina with growing roots in Maunalaha and Papakolea communities. Their class work (past years, Halau Ku Mana students were filming stories of old Hawaii and frequent visits to the lo'i areas) in our streams, valley and park grounds were embraced by their presence.

I already agreed to allow HKM to have hula classes in a cleared area that is under my curatorship, as I had envisioned such a use for this space, and thus it was a very natural agreement to make. I look forward to other collaborations as well in the near future.

Education is my mission towards restoring and preserving the history of these lo'i grounds. Our growing relationship can only be an asset to the History of Hawaii with the promise of future collaboration and Aloha as stewards of this Historic site.

o au iho no.

Joslyn Mahealani Kaawa, Curator



Maunalaha Valley Community Association

2345 Maunalaha Road

Honolulu, Hawaii 96822

RECEIVED

September 5, 2006

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Peter Young, Chairman
Department of Land and Natural Resources
1151 Punchbowl Street
Honolulu, HI 96813

DEPT. OF LAND
& NATURAL RESOURCES
STATE OF HAWAII

Dear Chairman Young,

Halau Ku Mana, New Century Public Charter School has its foundation deeply rooted in Makiki Valley as Maunalaha was the first host community in 2000 to support such a vision and still support and applauds their efforts today. Most of our children in the community attend the school upon entering grade six. Two of our students are graduates of the school. One student was in the first graduating class of 2003, one has just graduated in June 2006 with one more to complete his studies this year.

I have also served as a founding member and school board member in my years of service as the president of Maunalaha Valley Community Association, and still continue to support the school. It was one of the visions in the construction of our community center to serve as a site for the cultural environmental educational programs in support of charter schools.

With the commitment of the current board members and community membership, MVCA supports the relocation of Halau Ku Mana to the site of the Makiki State Park in partnership with the Hawaii Nature Center.

I also offer my assistance and support in the effort should you, Halau Ku Mana and Hawaii Nature Center require it.

Thank you for your continued support of the school, community, and your consideration and assistance in this matter.

Aloha,

Charlotte K. Needham

Charlotte K. Needham
Vice President

C: Gregg Dunn, HNC
Raumsey Taum, HNC
Joslyn Kaawa, MVCA
Keola Nakanishi, HKM

September 2, 2006
Peter Young
Chairperson, Department of Land and Natural Resources
Kalanimoku Bldg
1151 Punchbowl Street
Honolulu, Hawaii, 96813
PeterYoung@hawaii.gov

Dear Mr. Young,

I had the pleasure of meeting you after the 2006 March disaster up in Maunalaha Valley. We spoke briefly about the situation and I had expressed a desire to see the hillside stabilized so that we may restore the land with native Hawaiian plants, perhaps working in partnership with various organizations and with Halau Ku Mana. Imagine my delight when hearing that the school may have the opportunity to malama and call home the parklands that exist in our ahupua'a! Many a time I have walked this stretch and thought that it would be a perfect site for Halau Ku Mana, I knew that the 'opio and 'ohana would work tirelessly to restore the streamside and adjacent lands to pristine condition. I am very much in favor of Halau Ku Mana making this land their home as soon as possible.

I am most grateful for your vision and hard work in helping to make a dream come true, one that will benefit our 'opio, our community, and anyone who will be visiting the area. I am confident, that with Halau Ku Mana caring for this 'aina, there will be much accomplished for all to enjoy.

Mahalo nui loa for creating a wonderful solution that will save Halau Ku Mana. Thank you for working quickly and diligently to bring together stakeholders so that this dream will very soon become a reality. I look forward to the day when Halau Ku Mana becomes our neighbors, and know that the Maunalaha 'ohana will wholeheartedly support your efforts!

Me ka Ha'aha'a,
Sally Moses
HKM parent and Maunalaha resident